

A G E N D A

BUILDING COMMITTEE / STATE ADMINISTRATIVE BOARD

October 27, 2004 / November 2, 2004
11:00 A.M. 1921 Department of Conservation Room
7th Floor Mason Building

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AWARD OF CONSTRUCTION CONTRACTS

1. DEPARTMENT OF HISTORY, ARTS & LIBRARIES, NEGAUNEE – Michigan Iron Industry Museum – Expansion and Renovations
File No. 251/00653.RAA – Index No. 11271
Low Responsive Bidder: Premeau Construction, Inc., Marquette; \$540,480.08
2. DEPARTMENT OF NATURAL RESOURCES, PRESQUE ISLE COUNTY – Presque Isle Harbor Mooring Facility – Phase III Addition, Renovation and Improvements
File No. 751/96037.SCG – Index No. 53270
Low Responsive Bidder: DeVere Construction Co., Inc., Alpena; \$438,000.00

AWARD OF CONTRACT FOR PROFESSIONAL SERVICES

3. DEPARTMENT OF MILITARY AND VETERANS AFFAIRS, CORUNNA – Michigan Army National Guard – New Shiawassee County Readiness Center
File No. 511/04162.JNS – Index Nos. 11554 & 11577
That approval be given for the award of a contract for professional services to Progressive Architecture Engineering, Grand Rapids, Michigan, to provide professional architectural and engineering design services, technical staff and support personnel to prepare complete contract documents for construction of the new Shiawassee County Readiness Center in Corunna, Michigan. Payment for professional services to be on a direct payroll basis, times a multiplier of 2.70, plus reimbursables, for a cost not-to-exceed \$335,716.23.

REVISIONS TO CONSTRUCTION CONTRACTS

4. DEPARTMENT OF NATURAL RESOURCES, EAST TAWAS – East Tawas State Harbor – Toilet/Shower Building Replacement/Site Paving
File No. 751/02304.JNS – Index No. 54240
DeVere Construction Company, Alpena; CCO No. 11, Incr. \$12,830.00
5. DEPARTMENT OF NATURAL RESOURCES, DETROIT – Tricentennial State Park and Harbor – Marina Redevelopment
File No. 751/01054.RCH – Index No. 99082
Flora Construction, Inc., Detroit; CCO No. 2, Incr. \$154,646.40

RESOLUTION OF THE STATE ADMINISTRATIVE BOARD

6. Resolution of the State Administrative Board Approving Conveyance of Property and Lease for Constitution Hall; Determining Rental; Authorizing Execution and Delivery of a Continuing Disclosure Agreement; and Providing for Other Matters Related Thereto

Legislative Background

Project	Public Act	Total Cost	SBA Share	GF/GP Share	House Concurrent Resolution	Date Approved
Constitution Hall	PA360 of 2004	\$140,000,000	\$140,000,000	\$0		

LEASE FOR PRIVATE PROPERTY

7. DEPARTMENT OF AGRICULTURE, MUNGER – New lease (#10917) from October 1, 2004, through September 30, 2009, with Munger Volunteer Firemen Corps, Inc., A Michigan Non Profit Corporation, 1920 South Finn Road, PO Box 8, Munger, Michigan 48747 for 296 square feet of office space and six parking spaces located at 1625 South Finn Road, Munger 48747. The annual rental is \$1,200.00 payable in lump-sum payment every October 1st. This rate does not include rubbish removal, janitorial services and supplies. This lease contains one-five year renewal option at the same rental rate. This space provides workstations for two employees. This lease contains a 30-day Standard Cancellation. The Zoning Administrator for the Township was contacted and advised this space is located in the Township's Urban/Core business district. Lessor is in Good Standing. This lease has been approved by the Attorney General as to legal form. Source of Funds:100% General Fund
8. DEPARTMENT OF STATE, HAMTRAMCK – Renewal of Lease (#10604) from October 1, 2004, through September 30, 2009 with Henry Velleman Revocable Living Trust, c/o Progressive Poletown Properties, POB 12429, 9618 Joseph Campau, 2 South, Hamtramck, Michigan 48212 for 4,420 square feet of office space located at 8717 Joseph Campau, Hamtramck, Michigan. The annual per square foot rental rate for this space is \$16.65 (\$6,132.75 per month). This lease does not include a mid-term rental rate increase. This rate does not include heat, electricity, water/sewer, janitorial services and supplies, rubbish removal, pest control or replacement of tubes and bulbs. This lease contains one (5)-year renewal option effective October 1, 2009 through September 30, 2014. The annual square foot rental rate for this space is \$18.25 (\$6,722.08 per month). This space provides workstations for 12 employees. This lease does not contain an option to purchase at fair market value. This lease contains a Standard 90-day cancellation. This leased location meets the urban parameters of the Governor's Executive Directive 2003-22. The Attorney General has approved

this lease as to legal form. Source of Funds: 71% Restricted Funds – 29% General Fund.

PROPERTY RETURN RECOMMENDATION TO THE BUILDING COMMITTEE OF THE STATE ADMINISTRATIVE BOARD

9. A RECOMMENDATION TO RETURN PROPERTY PRESENTLY UNDER THE JURISDICTION OF THE MICHIGAN STATE POLICE (MSP) TO THE CITY OF NILES, MICHIGAN

It is hereby recommended that the State Administrative Board, under authority of Act 431 of the Public Acts of 1984, as amended returns property to the City of Niles, Michigan, with offices at 508 East Main Street, P.O. Box 487, Niles, MI 49120, as further described below and in the accompanying deed:

Parcel 1: The East 115 feet of Lot 16, Newton Place, City of Niles, Berrien County, Michigan

Parcel 2: Lot Sixteen (16), Newton Place, City of Niles, Berrien County, Michigan.

These parcels shall be returned via a quitclaim deed executed by the Governor in accordance with the reverter provisions of the deeds by which the state originally acquired the properties.

The legal document relative to this property has been approved by the Office of the Attorney General (AG).

RECOMMENDATION FOR SALE AND CONVEYANCE OF SURPLUS STATE-OWNED PROPERTIES BY PUBLIC AUCTION AND DIRECT SALES

10. The Departments of State Police (MSP) and Information Technology (DIT), pursuant to 1997 PA 174 and Memorandum of Understanding, dated October 7, 1997, as amended (MOU) recommend the disposition of properties comprised of former MSP communication tower sites and "carve-outs" of surplus land at Michigan Public Safety Communication System (MPSCS) sites as follows:

- I. Conveyance to the successful bidders, for not less than its appraised value, from the Public Auction Sale held on October 13, 2004:

1. MSP Tower Site 62T – A part of the North Half (N ½) of the Northwest Quarter (NW ¼) of Section Ten (10), Township Seventeen North (T17N), Range ten West (R10W) described as follows, to-wit: Beginning at the Section Corner of Section Three (3), Four (4), Nine (9) and Ten (10), Richmond Township, Osceola County, Michigan, Thence

East 879 feet; Thence South 250 feet; Thence East 250 feet; Thence North 250 feet; Thence West 250 feet to place of beginning.

2. MSP Tower Site 68T – Commencing at a point on the east & west $\frac{1}{4}$ line of section 36 T7N, R7W, Berlin Twp, Ionia Co., MI, said point being N 88 degrees 33' W, 1325.5 feet from the E $\frac{1}{4}$ post of said section 36; thence N 88 degrees 33' W 125 feet; thence N 1 degree 40' E 158 feet; thence S 88 degrees 33' E 125 feet; thence S 1 degree 40' W 158 feet to the point of beginning, containing 0.453 acres in the SE corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said section 36.

3. MPSCS Tower Site 5704 – Part of the S.E. $\frac{1}{4}$ of Section 2, and the N.E. $\frac{1}{4}$ of Section 11, T2S, R7W, Emmett Township, Calhoun County, Michigan, described as follows: Beginning at the Section corner common to Section 1, 2, 11 & 12, T2S, R7W: Thence S 00 degrees 30' 08" E 419.95 feet along the East line of Section 11; Thence S 89 degrees 26' 38" W 1326.29 feet; Thence N 00 degrees 32' 00" W 417.08 feet to the Section line common to Sections 2 & 11 said point being S 89 degrees 19' 11" W 1326.33 feet along said line to the South $\frac{1}{4}$ corner common to Section 2 & 11; Thence N 89 degrees 19' 11" E 326.41 feet along said line; Thence N 00 degrees 43' 29" W 651.19 feet along an existing fence line; Thence N 59 degrees 31' 20" W 221.50 feet along an existing fence line; Thence N 28 degrees 20' 13" E 328.46 feet to the centerline of Verona Road, said point being N 60 degrees 11' 47" W 1873.13 feet along the centerline of Verona Road to its intersection with the North South $\frac{1}{4}$ line of Section 2; Thence S 60 degrees 11' 47" E 1197.97 feet along the centerline of Verona Road to the East line of Section 2; Thence S 00 degrees 28' 57" E 445.30 feet along the East line of Section 2 to the point of beginning. Containing 30.731 acres and subject to the rights of the public over that as use for road purposes on Verona Road and 11 Mile Road.

4. MPSCS Tower Site 7807 – Part of the NE $\frac{1}{4}$ of Section 29, T38N, R10W, Peaine Township, Charlevoix County, Michigan described as: beginning at a point on the north line of said Section 29 located S 88 degrees 51' 18" E 332.41 feet from the North $\frac{1}{4}$ corner of said section; thence continuing along said line 400.00 feet; thence S 01 degrees 08' 49" W 450.00 feet; thence N 88 degrees 51' 18" W 400.00 feet; thence N 01 degrees 08' 49" E 450.00 feet to the point of beginning. Subject to any easements and restrictions of record or otherwise. Containing 4.13 acres. Together with an easement of ingress and egress and utility purposes, over, under, upon and across the following described property: Part of the NE $\frac{1}{4}$ of Section 29, T38N, R10W, Peaine Township, Charlevoix County, Michigan, beginning at a point located S 88 degrees 51' 18" E 732.41 feet along the north line of Section 29 and S 01 degrees 08' 49" W 450.00 feet and N 88 degrees 51' 18" W 367.00 feet from the North $\frac{1}{4}$ corner of said

Section; thence S 01 degrees 08' 49" W 871.94 feet to a point on the south line of the N $\frac{1}{2}$ of the NE $\frac{1}{4}$ of said Section; thence N 88 degrees 54' 45" W 33.00 feet along said line; thence N 01 degrees 08' 49" E 871.97 feet; thence S 88 degrees 51' 18" E 33.00 feet to the point of beginning. Containing 0.66 acres.

II. Direct sale to abutting land owners, by negotiated sales for not less than the properties appraised value. Pursuant to the MOU the properties were offered and declined by the local unit(s) of government.

1. MPSCS Tower Site 6408 – Part of Lot 1, Block 42, Amended Plat of Block 4, Lots 17-32; Block 5; Block 6, Lots 17-32; Blocks 7, 8, 9; and vacated portion of 31st Street, 32nd Street, and Avenue B of the Lake Crystal Addition to Fruitvale, a part of the NW $\frac{1}{4}$ of section 28, T12N-R16W Blue Lake Township, Muskegon County, Michigan, more particularly described as: Blocks 7, 8 and 9 and adjacent vacated portions of 31st Street, 32nd Street and the southerly half of vacated Avenue B of said Lake Crystal Addition to Fruitvale.

2. MPSCS Tower Site 8301 – Parcel 1 – A parcel of land in the SE $\frac{1}{4}$ of section 5, T43N, R5E, Moran Township, Mackinac County, Michigan and more particularly described as beginning at the S $\frac{1}{4}$ corner of said section 5; thence N 02 degrees 03' 29" W 500.00 feet on the N-S $\frac{1}{4}$ line of said section 5; N 87 degrees 05' 47" E 1343.06 feet; thence S 02 degrees 08' 06" E 500.00 feet; thence S 87 degrees 05' 48" W 1343.73 feet, to the point of beginning, containing 15.42 acres.

3. MPSCS Tower Site 8301 – Parcel 2 – A parcel of land in the SE $\frac{1}{4}$ of section 5, T 43N, R5E, Moran Township, Mackinac County, Michigan and more particularly described as commencing at the S $\frac{1}{4}$ corner of said section 5; thence N 02 degrees 03' 29" W 1487.71 feet, on the N-S $\frac{1}{4}$ line of said section 5 to the point of beginning of this description; thence N 02 degrees 03' 29" W 500.00 feet, on said $\frac{1}{4}$ line; thence N 86 degrees 29' 26" E 500.00 feet; thence S 02 degrees 03' 29" E 500.00 feet; thence S 86 degrees 29' 26" W 500.00 feet, to the point of beginning, containing 5.74 acres.

III. Conveyances

Each conveyance shall be by quitclaim deed prepared by the Attorney General. The Attorney General is authorized to correct errors in the legal descriptions included in this recommendation from a reliable source, such as the property's deed to the state, survey, or title work.

IV. Reporting

After all closings have been completed DIT will report to the Board, the results of the sales and information regarding any correction of legal description, for inclusion in the Director's Quarterly Agenda.

V. Revenue

The revenue received for these property sales shall be deposited in the State Treasury and credited to the General Fund as required by the Act.

ADDENDUM TO SUB-LEASE OF STATE PROPERTY

11. DEPARTMENT OF MANAGEMENT AND BUDGET, GRAND RAPIDS – Addendum #1 to Sub-Lease (#10954) approved by the State Administrative Board on April 2, 2002, Item #11, between the City of Grand Rapids, as Sub-Lessor, and the State of Michigan Department of Management and Budget, as Sub-Lessee, for space located at One Division Street NE, Grand Rapids. This addendum allows for the payment of tenant improvements for the Federal Bankruptcy Court. The rental rate will be \$304,862.00 per month. The funds to pay the additional lease cost will come from the rent received from the Federal Government. This addendum becomes effective upon the last State Governmental approval and continues to the termination date of the lease, or any extension. The Attorney General has approved this addendum as to legal form.

S U P P L E M E N T A L A G E N D A

BUILDING COMMITTEE / STATE ADMINISTRATIVE BOARD

October 27, 2004 / November 2, 2004
11:00 A.M. 1921 Department of Conservation Room
7th Floor Mason Building

JURISDICTIONAL AFFIDAVITS

1. DEPARTMENT OF NATURAL RESOURCES – That the following property be transferred, under authority of Section 20 of the Land Bank Fast Track Act, Act 258 of the Public Acts of 2003, MCL 124.770, to the MICHIGAN LAND BANK FAST TRACK AUTHORITY, a Michigan public body corporate and politic, Grantee, whose address is Michigan Department of Labor and Economic Growth, P. O. Box 30004, Ottawa Building, Fourth Floor, 611 W. Ottawa Street, Lansing, Michigan 48909. Further, the transfer shall be by jurisdictional affidavit.

The transferred land is located in Muskegon County, Michigan and the description is on file with the State Administrative Board

2. DEPARTMENT OF NATURAL RESOURCES – That the following property be transferred, under authority of Section 20 of the Land Bank Fast Track Act, Act 258 of the Public Acts of 2003, MCL 124.770, to the MICHIGAN LAND BANK FAST TRACK AUTHORITY, a Michigan public body corporate and politic, Grantee, whose address is Michigan Department of Labor and Economic Growth, P. O. Box 30004, Ottawa Building, Fourth Floor, 611 W. Ottawa Street, Lansing, Michigan 48909. Further, the transfer shall be by jurisdictional affidavit.

The transferred land is located in Wayne County, Michigan and the description is on file with the State Administrative Board

3. DEPARTMENT OF NATURAL RESOURCES – That the following property be transferred, under authority of Section 20 of the Land Bank Fast Track Act, Act 258 of the Public Acts of 2003, MCL 124.770, to the MICHIGAN LAND BANK FAST TRACK AUTHORITY, a Michigan public body corporate and politic, Grantee, whose address is Michigan Department of Labor and Economic Growth, P. O. Box 30004, Ottawa Building, Fourth Floor, 611 W. Ottawa Street, Lansing, Michigan 48909. Further, the transfer shall be by jurisdictional affidavit.

The transferred land is located in Wayne County, Michigan and the description is on file with the State Administrative Board

SPECIAL AGENDA

BUILDING COMMITTEE / SPECIAL STATE ADMINISTRATIVE BOARD

October 27, 2004

11:15 A.M. 1921 Department of Conservation Room
7th Floor Mason Building

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RECOMMENDATION FOR CONVEYANCE OF STATE-OWNED PROPERTY

1. DEPARTMENT OF MILITARY AND VETERANS AFFAIRS, CITY OF JACKSON, JACKSON COUNTY - That the following property be conveyed, under authority of Act. No. 307 of the Public Acts of 1992, to The Enterprise Group of Jackson, Inc., a non-profit Corporation, in consideration of payment of \$126,500.00 for real property located in the City of Jackson, County of Jackson, State of Michigan and further described as:

A parcel of land in the NE ¼ of section 34, T2S, R1W, City of Jackson, Jackson County, Michigan and more particularly described as commencing at the northeast corner of said section 34; thence S00°09'38"W 1141.27 feet, on the east line of said section 34; thence N89°50'22"W 33.00 feet, to the intersection of the south line of North Street and the west line of Cooper Street and the point of beginning of this description; thence N89°36'04"W 129.71 feet, on the south line of North Street; thence S00°10'48"W 660.53 feet; thence N89°55'37"W 105.84 feet; thence S01°54'51"W 259.81 feet, to the north line of Armory Court; thence N89°48'35"E 93.72 feet, on the north line of Armory Court; thence N73°08'23"E 156.87 feet, to the west line of Cooper Street; thence N00°09'38"E 873.35 feet, to the point of beginning, containing 3.316 acres.

Further, the conveyance shall be by quit-claim deed approved by the Attorney General.

SPECIAL AGENDA

SPECIAL BUILDING COMMITTEE / STATE ADMINISTRATIVE BOARD

November 2, 2004

10:50 A.M. / 11:00 A.M. 1921 Department of Conservation Room
7th Floor Mason Building

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AWARD OF CONSTRUCTION CONTRACTS

1. DEPARTMENT OF COMMUNITY HEALTH, NORTHVILLE – Hawthorn Center –
Separation of Utility Services
File No. 391/04021.DSC – Index No. 76500
Low Responsive Bidder: Reliance Building Company, Novi; \$2,797,000.00